

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA APPROVING CHANGE OF ZONE NO. 2021-12, A REQUEST BY MING LU JIN TO CHANGE THE ZONING DESIGNATION OF 5,196 SQUARE FEET OF A 15,261 SQUARE FOOT PARCEL FROM R-1-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) TO C-MU (MIXED USE COMMERCIAL). THE PROJECT SITE IS LOCATED ON THE NORTH EAST CORNER OF SOUTH MOONEY BOULEVARD AND WEST MEADOW AVENUE. (ADDRESS: 914 S. MOONEY BOULEVARD) (APN: 096-023-023).

**WHEREAS**, Change of Zone No. 2021-12 is a request to change the zoning designation on 5,196 square feet from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial). (APN: 096-023-023); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing for Change of Zone No. 2021-12 on June 27, 2022; and,

**WHEREAS**, the Planning Commission of the City of Visalia considered the Change of Zone in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing, and recommended approval of said General Plan Amendment and Change of Zone; and,

**WHEREAS**, the Planning Commission of the City of Visalia adopted Resolution No. 2022-11 recommending approval of Change of Zone No. 2021-12; and,

**WHEREAS**, the City Council of the City of Visalia, after ten days published notice, held a public hearing for Change of Zone No. 2021-12 on August 1, 2022.

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Visalia approves Change of Zone No. 2021-12, as shown on Attachment "1" of this Ordinance, on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.44.090 of the Ordinance Code of the City of Visalia, based on the following specific findings and evidence presented:

1. That Change of Zone No. 2021-12 is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the site, as conditioned, is consistent with the C-MU (Commercial Mixed Use) zoning designation's development standards. The request to change the zoning designation of the easternly site to Mixed Use Commercial will be compatible with the historic use of the site and improve the surrounding area.
3. That Categorical Exemption No. 2021-50 was prepared for the project consistent with the California Environmental Quality Act, Section No. 15332, which is appropriate as the project will not produce significant effects to noise, air, traffic, or water quality, is consistent with the applicable general plan and zoning designations, is located on two properties totaling 35,423 sq. ft. in size with no significant habitat of note, and maintains sufficient access to required utilities and public services.

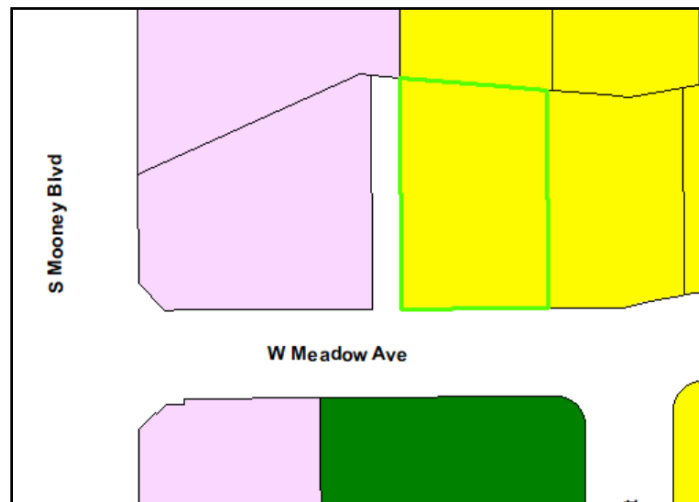
ATTACHMENT "1"

AN ORDINANCE OF THE CITY COUNCIL AMENDING THE ZONING MAP AS FOLLOWS

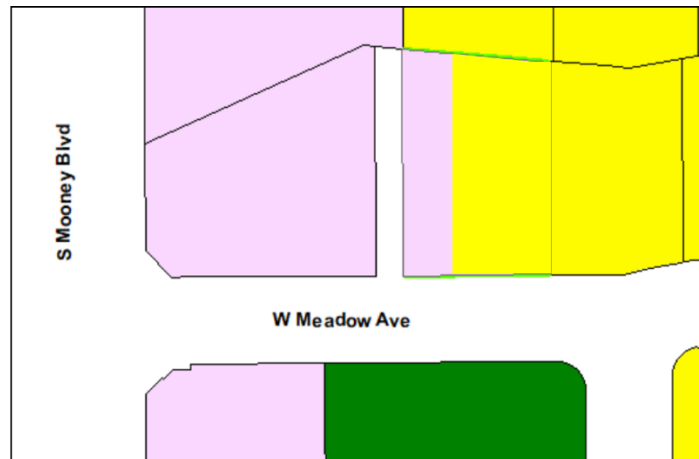
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:**

**Section 1:** The Zoning Map is hereby amended as follows:

**EXISTING**



**PROPOSED**



**Section 2:** This property and Zoning Map of the City of Visalia is hereby amended to show said property changes.

**Section 3:** This Ordinance shall take effect thirty days after passage hereof.